

THE REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
MUNICIPALITÉ RÉGIONALE D'OTTAWA-CARLETON

CORPORATE SERVICES AND ECONOMIC DEVELOPMENT COMMITTEE
COMITÉ DES SERVICES ORGANISATIONNELS ET DU DÉVELOPPEMENT ECONOMIQUE

REPORT NUMBER 43 TO COUNCIL
RAPPORT NUMÉRO 43 PRÉSENTÉ AU CONSEIL

The Corporate Services and Economic Development Committee met on the 6 April 1999 and the 15 and 16 June 1999 and submits the item contained in this Report for the information and/or approval of Council at its next regular meeting.

Le Comité des services organisationnels et du développement économique s'est réuni le 6 avril 1999 et les 15 et 16 juin 1999, et soumet les articles du présent rapport au Conseil, pour information et/ou approbation lors de la prochaine réunion ordinaire.

PRESENT/ÉTAIENT PRÉSENTS :

	<u>6 April 1999</u>	<u>15 June 1999</u>	<u>16 June 1999</u>
Chair/Président :	R. Chiarelli	R. Chiarelli	R. Chiarelli
Members/Membres :	D. Beamish R. Cantin B. Hill P. Hume G. Hunter A. Loney M. Meilleur W. Stewart R. van den Ham	D. Beamish R. Cantin B. Hill P. Hume G. Hunter A. Loney M. Meilleur W. Stewart R. van den Ham	R. Cantin B. Hill P. Hume G. Hunter A. Loney M. Meilleur W. Stewart R. van den Ham

SUBJECT: REGIONAL DEVELOPMENT CHARGE (RDC) POLICY REPORT

OBJET : RAPPORT SUR LA POLITIQUE CONCERNANT
LES REDEVANCES D'EXPLOITATION RÉGIONALES

1. REGIONAL DEVELOPMENT CHARGE (RDC) POLICY REPORT

COMMITTEE RECOMMENDATIONS AS AMENDED

1. WHEREAS the current forecasted capital funding requirement of the 10 - 20 year time planning horizon of the Official Plan is greater than current capital budgets can sustain;

WHEREAS the application of the maximum theoretical RDC would contribute only a small portion of this capital funding requirement;

WHEREAS an application of the theoretical rate would not be competitive with RDCs in other municipalities (as described in the staff report Annex B1 Table 1);

WHEREAS in consultations with the OCHBA and BOMA the willingness to form a coalition to seek renewed provincial and federal commitment to growth related infrastructure became apparent;

That Council approve the following:

- a) That the residential RDC in the urban area be set at a uniform rate of \$7500 per full services single detached unit within the urban area;
- b) That the residential RDC in the rural area be set at a uniform rate of \$1488 per unserviced single detached unit in the rural area;
- c) That the residential RDC in the rural area be set at a uniform rate of \$2334 per serviced single detached unit in the rural area;
- d) That the non-residential RDC be established on a uniform region-wide basis at \$1.90 per square foot for all commercial and institutional development and the RDC for all industrial development in the Region be set at 50% of the full commercial/institutional charge, for all services, with proportionate reductions outside the various service areas;

- e) That the RDC described in b) c) and d) remain in force for a two-year period while the Region and builders work together to redress the funding shortfall created by the withdrawal of capital funding by the provincial government;
 - f) That developers be required to make non-RDC payment of \$200 single detached unit region-wide to join other municipalities in efforts to restore federal and provincial support for growth related infrastructure, to be implemented on January 1, 2000;
 - g) That at the end of the two-year interim period the effectiveness of efforts to restore federal and provincial infrastructure capital funding be evaluated and the application of the theoretical RDC described in the By-law;
 - h) That the exemption policies contained in By-law 210 of 1991 be continued in the successor RDC By-law;
 - i) That in addition to h) all non-profit housing corporations be exempted from RDCs;
 - j) That all conversions of Commercial/industrial properties to residential use be exempt from RDCs;
 - k) That RDCs be reduced in accordance with Table 6 for development in the vicinity of transitway and/or light rail stations;
 - l) That RDCs be indexed on an annual basis, commencing on November 1, 2000 at the maximum rate provided by DCA;
 - m) That the current RDC By-law No. 210 of 1991 (as amended) be repealed and the successor By-law, the form and content of which is included in the Background Study and as amended by the recommendations of Committee, dated May 1999, be enacted.
2. That the Regional Development Charge By-law include an exemption for the Central Area and Centretown as per By-law No. 31 of 1995 and that this exemption include guidelines and criteria to be developed by staff which support our Regional Official Plan and increased densities.
 3. That the RMOOC incorporate a policy that would exempt development charges for contaminated sites up to the amount of the remedial costs, with this general policy being subject to a staff report to Committee and Council.

4. **That item (d) exemption policies contained in By-law No. 210 of 1991 - clause 8(g) of exemption in present and proposed development charge by-law be amended to delete the word “farm”.**
5. **That in accordance with provincial legislation banning the use of development charges for public hospitals, the remaining balance of \$3.8 million in the Hospital Regional Development Charges Reserve Fund be earmarked for non-hospital health community health services with a priority to those projects that will reduce use of the acute care hospital sector.**

**REFERRAL MOTIONS TO COUNCIL
WITH NO COMMITTEE DECISION OR VOTE**

1. **That the following Motion be REFERRED to Council with no Committee decision or vote, and staff prepare a report on this Motion for the 23 Jun Council consideration of the RDC issue:**

That the RDC By-law be amended to exempt community health centres, long term care centres and other non-profit health facilities from paying RDC's.

2. **That the Region of Ottawa-Carleton Development Charge Background Study dated May 1999, issued separately, be approved and the theoretical rates calculated in the background study be included in the RDC By-law;**

DOCUMENTATION:

1. Joint Finance Commissioner and Planning and Development Approvals Commissioner's report dated 01 Jun 99 is immediately attached.
(Page No. 01)
2. Committee Co-ordinator's report dated 01 Jun 99 immediately follows the above report.
(Page No. 35)

NEXT ITEM: page

3. Committee Co-ordinator, Budget Sub-Committee, memorandum dated 10 Jun 99 and Minutes of the Budget Sub-Committee meeting of 20 May 99 immediately follows the above report.
(Page No. 37)
4. Index of Written Submission packages dated 17 May and 10 Jun 99, and index of additional submissions received after 10 Jun and up to and including 16 Jun, immediately follows the above memorandum. Complete packages of written submissions have been previously issued and are on file with the Regional Clerk.
(Page No. 48)
5. Copies of staff presentation slides, 06 Apr and 15 Jun 99, are on file with the Regional Clerk.
6. Region of Ottawa-Carleton Background Study, May 99, previously issued and is on file with the Regional Clerk.
7. Extract of Corporate Services and Economic Development Committee Minute, 06 Apr 99 (tabling of the report), immediately follows the above Written Submission Indexes.
(Page No. 59)
8. Extract of Draft Corporate Services and Economic Development Committee meeting, 15 Jun 99 (staff presentation and public delegations) will be issued to members of Council prior to the 23 Jun Council meeting.
9. Extract of Draft Corporate Services and Economic Development Committee meeting, 16 Jun 99 (committee debate and motions) immediately follows the 06 Apr Minute extract and includes a record of all votes.
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